

COMMITTEE OF THE WHOLE REPORT
FROM THE MEETING HELD NOVEMBER 21, 2019

For the Council meeting of November 28, 2019, the Committee recommends the following:

F.2 Agreement for Climate and Seismic Resilient Underground Infrastructure Project

That Council authorise the Mayor and City Clerk to execute:

- a. an agreement with the Government of Canada pursuant to the receipt of funding for the Climate and Seismic Resilient Underground Infrastructure Project (the "Agreement"), generally in accordance with the terms detailed in the Letter of Award attached as Appendix A, and
- b. any amendments to the Agreement that are substantially in accordance with the terms and conditions of the Agreement, provided that the form and contents are satisfactory to the City Solicitor and the Director of Engineering and Public Works.

G.5 Council Member Motion - Strengthening Regulations to Clean Up Local Waterways

That Council:

1. Refer the University of Victoria Environmental Law Centre reports on Cleaning Up CRD Waterways and Beaches (2019) and Re-Inventing Rainwater Management (2010) to staff to inform implementation of existing Strategic Priorities relating to stewardship of rainwater and waterways.
2. Direct staff to include consideration of the following recommendations in the next update to Council on Strategic Priorities relating to stewardship of rainwater and waterways:
 - a. Ending disposal of contaminated stormwater into waterways via the City of Victoria's stormwater system by 2025, through regulation and infrastructure improvements;
 - b. Amending the Sanitary Sewer and Stormwater Utilities Bylaw to regulate commercial and private car washing activities.

E.1 1306-1330 Broad Street, 615-625 Johnson Street and Parts of 622 and 630 Yates Street: Rezoning Application No. 00699, Heritage Designation Application No. 000179, and Heritage Alteration Permit with Variances Application No. 00018 (Downtown)

Rezoning Application No. 00699

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00699 for 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street; that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and that a Public Hearing date be set once the following conditions are met:
 - a. Minor plan revisions to correct inconsistencies, to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. Preparation and execution of legal agreements to secure 2.98 metres of the western portion of 1314 to 1330 Broad Street and 615 to 625 Johnson Street, adjacent to the existing "lane," to the satisfaction of the Director of Engineering and Public Works;
 - c. Preparation and execution of a legal agreement securing public realm improvements to the "lane" and adjacent streets, including the provision of bicycle parking stalls, to the satisfaction of the Director of Engineering and Public Works;

- d. Preparation and execution of a legal agreement securing interpretive signage that will be displayed both during construction and over the long term, to the satisfaction of the Director of Sustainable Planning and Community Development; and
 - e. Preparation of bylaws to reserve or dedicate the area that currently functions as a lane at the rear of the properties as a lane, subject to the satisfaction of the City Solicitor and the Director of Engineering and Public Works, and that Council consider approving these bylaws subject to Council approving Rezoning Application No.00699.
2. That Council consider the Heritage Designation of 1314-1324 Broad Street (the Duck's Building) and the western rubble wall of 615 to 625 Johnson Street, consistent with plans date stamped November 6, 2019, and concurrent with final consideration of Rezoning Application No. 00699, if it is approved.
 3. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at the time of the building permit approval, if the other necessary approvals are granted, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
 - a. building encroachments adjacent to Broad Street, Johnson Street and the Duck's Building Lane; and
 - b. anchor-pinning in the City Right-Of-Way.
 4. Direct staff to engage with the applicant and report back with options to either replace the eight housing units with the same rents in this or another project or a contribution to the housing reserve fund.

Heritage Designation Application No. 000179 and Heritage Alteration Permit with Variances Application No. 00018

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00699, if it is approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00018 for 1306-1330 Broad Street, 615-625 Johnson Street and parts of 622 and 630 Yates Street, in accordance with:

1. Plans, date stamped November 6, 2019, the Conservation Plan for the Duck's Carriage Factory at 615-625 Johnson Street, date stamped November 6, 2019, and the Conservation Plan for the Duck's Building at 1314-1324 Broad Street, date stamped November 6, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce the number of required parking spaces from 35 to 20
 - b. increase the maximum height from 15m to 18.9m
 - c. reduce the required number of short-term bicycle parking stalls on site from 9 to 0.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The applicant providing further design details of the heritage interpretation program to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Minor plan amendments to address text errors on the plans to the satisfaction of the Director of Sustainable Planning and Community Development.
6. Heritage Alteration Permit lapsing two years from the date of this resolution."

E.3 Local Government Recommendation for Alternative Aromatics Apothecary at 2641 Quadra Street

1. That Council direct staff to advise the Liquor and Cannabis Regulation Branch:

Council supports the application of Alternative Aromatics Apothecary at 2641 Quadra Street to receive a provincial cannabis retail store license with following comments on the prescribed considerations:

- a. The Council recommends that the LCRB issue a license to Alternative Aromatics Apothecary at 2641 Quadra Street, subject to the condition that this license not be issued until after the applicant obtains a Delegated Development Permit for any proposed alterations to the building exterior.
 - b. City staff did not raise any concerns about this application in terms of community impacts.
 - c. The views of residents were solicited through a mail-out to neighbouring property owners and occupiers within 100 meters of this address and to the relevant neighbourhood association.
 - d. The City sent 248 notices and received 2 letters in response. Both letters were from respondents within 100 metres of the property. The City did not receive correspondence from the Hillside-Quadra Neighbourhood Action Group.
 - e. Of the 2 respondents within 100 metres of the proposed cannabis retail store that provided written comments, 1 supports issuing a license and 1 opposes issuing a license. The concerned respondent raised a concern about potential theft by clients of the proposed cannabis retail store in their nearby business.
 - f. A Delegated Development Permit may be required to ensure alterations to the building exterior do not diminish the pedestrian experience and create safety concerns by obstructing the view from the sidewalk or street into the store.
 - g. Council wishes the Province to make its own deliberations about the fact that this operation remained in operation for approximately 6-8 months following legalization.
2. That Council direct staff to advise the LCRB of Council's recommendation subject to the applicant's compliance with City bylaws and permits.

F.1 Missing Middle Housing Forms

That Council direct staff to:

1. Establish zoning regulations, design guidelines and policy updates for missing middle housing forms city-wide;
2. Conduct engagement to provide opportunities for the community to help shape the missing middle regulatory framework;
3. Identify suitable locations for missing middle housing forms;
4. Report back with recommendations for City-initiated rezoning;
5. That a strong affordability lens be applied throughout this process for the creation and loss of both rental and strata units.

F.3 Updating the Delegation of Signing Authority Bylaw

That Council instruct the City Solicitor to bring forward amendments to the Delegation of Signing Authority Bylaw to delegate the signing of documents, provided that Council has authorized the transaction, as follows:

- a. Land Title Documents - City Clerk or City Solicitor;
- b. Procurement Contracts up to \$500,000 - Chief Financial Officer;
- c. Procurement Contracts above \$500,000 - City Manager;
- d. Offers to Purchase and Purchase and Sale Agreements in relation to land - Head of Strategic Real Estate;
- e. Leases and licences for use of City property other than streets - Head of Strategic Real Estate;

- f. Leases and licences for use of City owned property within road-right-of-way - Director of Engineering and Public Works; and
- g. Licences and Operating Agreements for parks and outdoor recreation facilities - Director of Parks, Recreation and Facilities.
- h. That staff report back to council within two years of adoption of the amendment bylaw on progress report on the new process.

G.2 Council Member Motion - North Park Neighbourhood Association Skating Event

That Council approve a in-kind grant of up to \$2,000 to the North Park Neighbourhood Association to cover all fees (admission, skates, helmets) for the public skating event on December 12, 2019, as in-kind contribution from the City to waive all user fees associated with the event, funded from the 2019 contingency.

G.3 Council Member Motion - Adoption of Victoria Call to Action

- 1. That Council adopt the Victoria Call to Action.
- 2. That Council forward the Victoria call to Action to the FCM for consideration of adoption at the June 2019 Conference.

G.4 Council Member Motion - Improving Ecological Stewardship and Recreational Access on the Gorge Waterway

That Council:

- 1. Refer the report of the Collaborative to Improve Access to the Gorge Waterway to staff.
- 2. Direct staff to report back at the Quarterly Update in the first quarter of 2020 on the implications of amending the City's Strategic Plan by adding this 2021 action: "Engage Burnside-Gorge and Victoria West residents on a streamlined process to update the management plans for the following parks and greenspaces, with a view toward improving ecological stewardship and low-impact recreation: Arm Street Park, Burleith Park, Banfield Park, Arbutus Park, and the public foreshore at the foot of Harriet Street.